



TO ALL REAL ESTATE PROFESSIONALS

As you know the City of Sheboygan initiated the Clear Water Program in 1999, in an effort to protect the environment and the public welfare of City residents.

Starting **January 1, 2012**, the City of Sheboygan will charge a fee for a Clearwater Initial Inspection of \$40.00, SMC 26-1008(i). This initial inspection fee also includes a re-inspection if required. If the property is **not** brought into compliance upon the re-inspection, then another \$40 inspection fee will be required for every inspection thereafter until the said property is brought into compliance. **The fee is required to be paid before a Clearwater appointment can be scheduled.** This appointment cannot be scheduled or paid via the internet. The Building Inspection Department does **not** accept credit or debit cards but does offer an additional service allowing individuals interested to **escrow funds** to be used to scheduled appointments, rather than sending separate checks or stopping in our office each time you need to schedule an appointment. In order to set up an escrow account, please fill out the enclosed form and submit a check (minimum of \$200) to the Building Inspection Department. You will be assigned an account number and it must appear on any written requests for appointments. **NOTE:** This escrow account cannot be used to escrow money for plumbing estimates in order to close on a property prior to the final inspection of compliance; it is only for escrowing funds for scheduling appointments.

The following conditions shall apply to an escrow account.

1. No appointment shall be made unless sufficient funds to cover entire inspection fee area available in the escrow account.
2. Individual setting up account is responsible for monitoring and maintaining sufficient balance in account.
3. Merely placing a written request in the mail or faxed does not entitle you to a Clearwater Inspection, an appointment must be made with Building Inspection Personnel.
4. No interest shall be paid by the City on any funds kept in escrow accounts.

At this time, we would like to recap the Clearwater Program:

"Clear Water Entry" can best be explained by defining the two categories that cause the problem in our sanitary sewer system, namely infiltration and inflow.

1. **Infiltration:** Refers to accidental entry of clear water, mainly storm water into the sanitary sewer system through defective sewer pipe,

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pipe joints and manholes. Defects are the result of structural failure, acid decay and aging. The City is addressing this problem by continual maintenance and replacement of defective pipe. We are also continually upgrading our storm system by installing ministorms, retention ponds, etc.

2. **Inflow:** Refers to the direct connection of downspouts, roof drains, foundation drains and sump pumps to the sanitary sewer system. Based on data compiled during wet weather periods, the City has evidence that inflow sources are contributing unacceptable amounts of clear water into the sanitary sewer system.

Therefore, in order to reduce inflow we will be inspection all buildings upon change of ownership.

A good rule of thumb to go by is this:

The requirements of Sec. 26-1008 will apply where:

- a) The property is in the City of Sheboygan; and
- b) The property includes a building serviced by a sanitary sewer;
and
- c) A Wisconsin Real Estate Transfer Return will be required for the sale, transfer or conveyance.

Keep in mind, if there is a violation observed, an appropriate amount of time will be given to correct the violation:

Four (4) months for a drain tile violation; and

Two (2) months for an illegal sump pump connection.

NOTE: Not all properties that do not have a sump pump are going to be required to install one.

While a clear water compliance certificate is required for all sales, transfers and conveyances, a reinspection of the property is not required in the event a request for a certificate is made within one year of the issuance of a previous certificate.

BUILDING INSPECTION DEPARTMENT

Traci Hermann

Permit Clerk (920) 459-4064 x 6

Enclosures